Prepared by

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1012

Return to:

TALBOTT
TITLE & ESCROW, LLC
213 Ward Circle, Brentwood, TN 37027
Phone (615) 661-8099
Fax (615) 661-8477

Davidson County DEEDWARR
Recvd: 03/19/07 14:06 2 pgs
Fees:13.00 Taxes:486.55
20070319-0033077

Property Address: 108 Mill Springs, Old Hickory, TN 37138

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brenda A. Evans, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **John Boone,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Old Hickory, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Revision to Lots 8 and 9, Section One Plantation Walk, of record in Book 6050, Page 574, Registers' Office for said County, reference to which is hereby made for a more complete and accurate description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Brenda A. Evans, married and Eva B. Batey, unmarried as joint tenants with right of survivorship by virtue of a deed from Kenneth Nelson Hackett and Ellen V. Hackett, dated October 31, 2003, and recorded November 5, 2003, in the Register of Deeds for the City of Old Hickory, County of Davidson, as Document No. 200311050162349. Said Eva V. Hackett having since died. Roosevelt Evans, III joins in this conveyance to convey any and all marital interest he may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 27th day of February, 2007.

R.E

X Brenda A. Evans {Seal}
Brenda Evans

X Roosevelt Evans III {Seal}

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF WILLIAMSON

On this the 27th day of February, 2007, before me the undersigned officer, personally appeared Brenda A. Evans and Roosevelt Evans, III, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

MAP AND PARCEL: 064-15-A-008
Grantee's Name, Address, Phone:
John Boone
108 Mill Springs
Old Hickory, TN 37138

SEND TAX STATEMENTS TO THE GRANTEE.

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 27 day of February 2007

Notary Public
My Commission expires: 1-23-2011

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

1-23-2011